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## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg, AICP *JBG*

DATE: December 30, 2021

SUBJECT: Planning & Zoning Commission Regular Meeting—January 4, 2022

The Planning and Zoning Commission will hold a special meeting on January 4, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Tue, Jan 4, 2022 7:30 PM (EST)

**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/742136381>

**You can also dial in using your phone.**  
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## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 4, 2022

7:30 P.M.

via GoToMeeting

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### PUBLIC HEARING

**Continuation of Public Hearing regarding Proposed Amendments to the Darien Zoning Regulations (COZR #8-2021), Amendments to Business Site Plan Application #295, Special Permit Application #294, Land Filling and Regrading Application #401, Noroton Heights Shopping Center, Inc., 346 Heights Road.** Proposal to amend Sections 743 and 746 of the Darien Zoning Regulations to permit Child Care Centers by Special Permit and to allow 3-bedroom residential units up to 2,000 square feet in floor area in the Noroton Heights Business (NH) Zone. Amend the applicant's previous proposal to demolish the existing buildings on the site and construct two new mixed-use buildings, including the construction of an above ground parking structure; reconfigure the parking and internal traffic circulation; create new/modified internal public plaza spaces; and perform related site development activities. The 4.017+/- acre subject property is located at the northeast corner formed by the intersection of Heights Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, and #24 in the Noroton Heights Business (NH) Zone. The proposed zoning regulation amendments are on file and available for review in the Town Clerk's Office, the Planning & Zoning Office, and online at: [dariencr.viewpointcloud.com](http://dariencr.viewpointcloud.com).

**Continuation of Public Hearing regarding Special Permit Application #170-C, Noroton Heights Shopping Center, Inc., Goddard School, 346 Heights Road.** Proposal to establish a new 11,276+/- square foot Child Care Center within the new Noroton Heights Shopping Center project to be constructed at 346 Heights Road. The 4.017+/- acre subject property is located at the northeast corner formed by the intersection of Heights Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, and #24 in the Noroton Heights Business (NH) Zone.

### **GENERAL MEETING (Time permitting)**

*Deliberation ONLY on the following item:*

**Coastal Site Plan Review #365, Flood Damage Prevention Application #418, Land Filling & Regrading Application #519, Gilbert & Anne Holmes, 12 Pratt Island.** Proposal to construct an addition to the south side of the existing patio, and to perform related site development activities within regulated areas.

### **Approval of Minutes**

December 7, 2021

### **Any Other Business (Requires two-thirds vote of Commission)**

**Next upcoming Meetings—January 11 & 25, 2022**

### **ADJOURN.**